# Appendix:

# SUB-AREA COMPARISONS

Seattle is a city of contrasts and similarities. The neighborhoods and communities across the city vary in many respects but are quite similar in many others. The following analysis highlights some key comparisons for sub-areas of Seattle. The sub-areas used for this analysis are the same as those used for the various sub-area profiles. For this analysis, however, Delridge and Southwest are treated separately to allow for some understanding of the different characteristics of those two parts of the West Seattle peninsula. The West Seattle peninsula can be analyzed in whole by simply adding the data for the parts of Delridge and Southwest presented on the following maps. Other sub-areas of the city are more homogeneous in size and character.

# THE DISTRIBUTION OF SELECTED POPULATION GROUPS, 1990

The distribution of selected population characteristics across the sub-areas offers a way of understanding the uniqueness of the different geographic areas within Seattle. Each areas share of the total city population (item 1) ranges between three percent in Downtown to thirteen percent in the Northeast area.

Generally the distribution of households (item 2) and families (item 3) across the areas mirrors that of population. The most notable exceptions are in Downtown and Capitol Hill areas where the share of families is substantially lower than the share of population. This indicates the greater likelihood of people in these areas to live in non-family households and group quarters.

The age (items 4 and 5) distribution pattern indicates that areas south and east of Downtown have a larger than expected share of the population under 18 when compared to their share of the total population. The three sub-areas adjacent to the University Area have lower shares of both the young and the older populations than expected. The areas along the west coast of Seattle have higher than expected share of people over 65 years.

The majority of single parent families (item 6) are concentrated in the Central, Southeast, Duwamish, and Delridge areas of the city. Each of the other nine areas have substantially fewer single parent families than expected based on their populations.
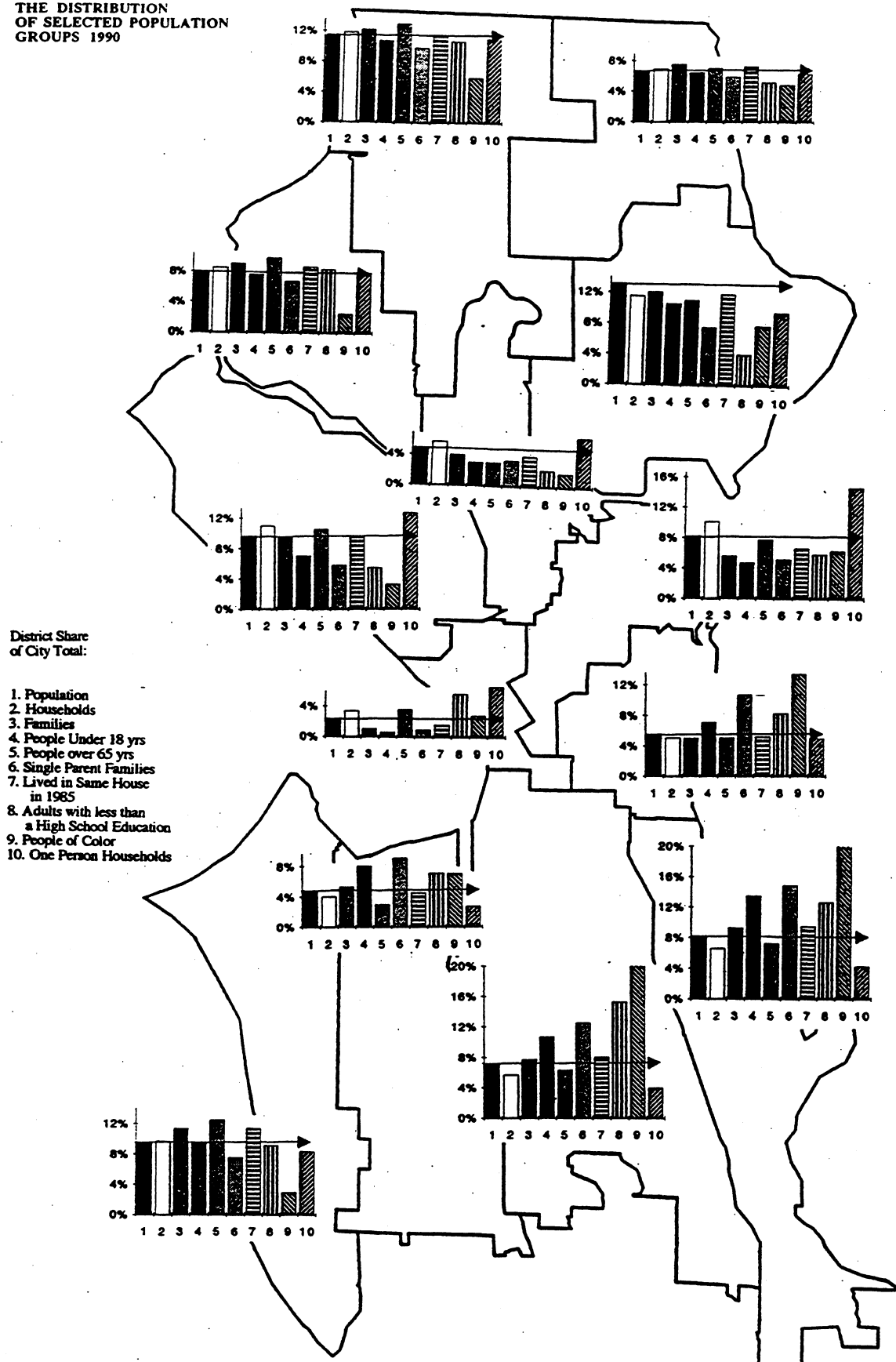
There is no distinctive pattern to the distribution of people who lived in the same house in 1985 (item 7). Even in the Northeast, where one might expect higher rates of mobility given the University population, there is only a small variation from the expected share.

Educational levels (item 8) of the adult population (people 25 years and over) indicates that area in the north have fewer than expected numbers of people with less than a high school education while areas south and east of Downtown have more than expected.

People of color (item 9) are clearly more predominate in the areas of south and east of Downtown. The areas along Puget Sound have substantially fewer people of color than expected based on their share of the total population.

The distribution of one person households (item 10) show higher concentrations in Downtown and areas adjacent to it such as Capitol Hill, Lake Union and Queen Anne.

THE DISTRIBUTION
OF SELECTED POPULATION
GROUPS 1990

District Share
of City Total:

1. Population
2. Households
3. Families
4. People Under 18 yrs
5. People over 65 yrs
6. Single Parent Families
7. Lived in Same House
   in 1985
8. Adults with less than
   a High School Education
9. People of Color
10. One Person Households

# THE DISTRIBUTION OF EMPLOYED RESIDENTS AND POVERTY

The distribution of employed residents (items 2 and 3) is very similar to the distribution of the population (item 1) as a whole. However, a slight pattern is discernible as all of the areas north of Downtown have a slightly higher share of the employed residents than would be expected given the distribution of population while all of the areas from Downtown to the south and east have a slightly lower share of employed residents that might be expected. This pattern is true for both people who work in the city and who work out of the city.
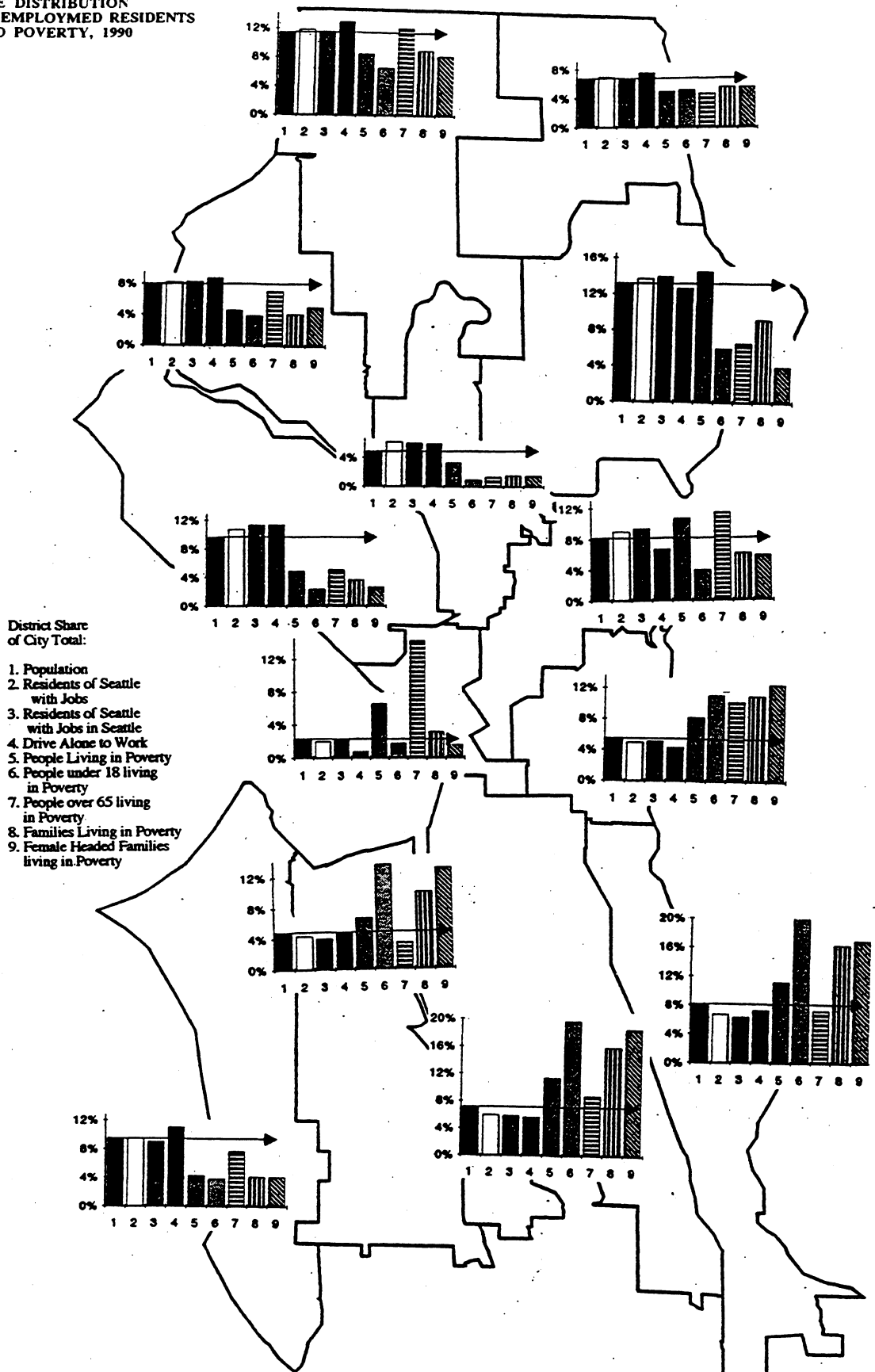
Transportation to work is a key issue in and around Seattle. There a slight distinction in the distribution of people who drive alone to work (item 4). People in the North and Lake Union sub-areas and sub-areas along the western edge of Seattle have higher shares of people driving alone to work than do other areas.

The distribution of people living in poverty (item 5) across the city indicates a concentration of poverty in the areas south and east of Downtown.

The only poverty measure that is counter to the general pattern is people over 65 years old living in poverty (item 7). The Southeast and Duwamish sub-areas have fewer than expected numbers of elderly in poverty based on those area share of the total population. The Downtown, Capitol Hill, and Northwest areas have higher than expected levels of people over 65 living in poverty.

The distribution of people under 18 living in poverty (item 6) reveals the most distinct pattern. Over half of the children in poverty live in the Southeast, Duwamish, and Delridge sub-areas. This is similar to, but even more pronounced than the distribution of all children.

**THE DISTRIBUTION
OF EMPLOYMED RESIDENTS
AND POVERTY, 1990**



District Share
of City Total:

1. Population
2. Residents of Seattle
   with Jobs
3. Residents of Seattle
   with Jobs in Seattle
4. Drive Alone to Work
5. People Living in Poverty
6. People under 18 living
   in Poverty
7. People over 65 living
   in Poverty
8. Families Living in Poverty
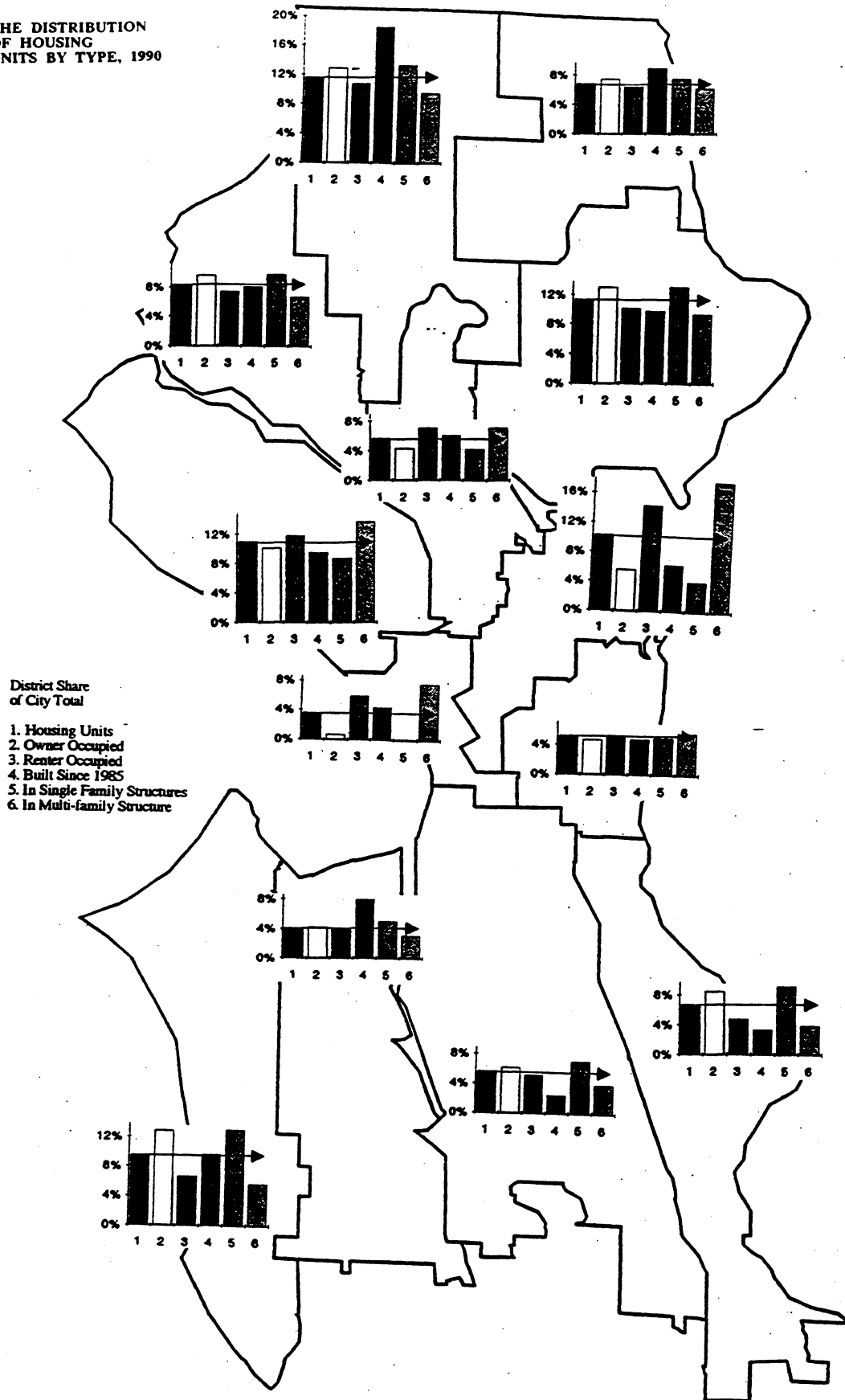9. Female Headed Families
   living in Poverty

## THE DISTRIBUTION OF HOUSING UNITS BY TYPE

The distribution of housing units across the city is similar to the distribution of population. Not surprisingly the distribution of owner and renter occupied housing is almost identical to the distribution of single family and multi-family structures. While not exclusively true, it is overwhelmingly true, that single family structures are owner occupied and multi-family units are renter occupied. The Downtown and Capitol Hill areas are twice as likely to have renter occupied and multi-family units than what would be expected based on their overall share of housing units. The Queen Anne/Magnolia and Lake Union areas also have higher numbers of renter occupied and multi family units than expected but to a much smaller degree. The other areas still have some renter occupied and multi-family units but less than expected given their total share of units.

One of the most notable differences among areas of the city is the distribution of housing units built since 1985. The Northwest and Delridge areas account for a substantially higher share of the units built since 1985 than would be expected based on their existing share of units while the Capitol Hill, Duwamish, and Southeast areas each account for fewer units built since 1985 than might be expected.

THE DISTRIBUTION
OF HOUSING
UNITS BY TYPE, 1990

District Share
of City Total

1. Housing Units
2. Owner Occupied
3. Renter Occupied
4. Built Since 1985
5. In Single Family Structures
6. In Multi-family Structure

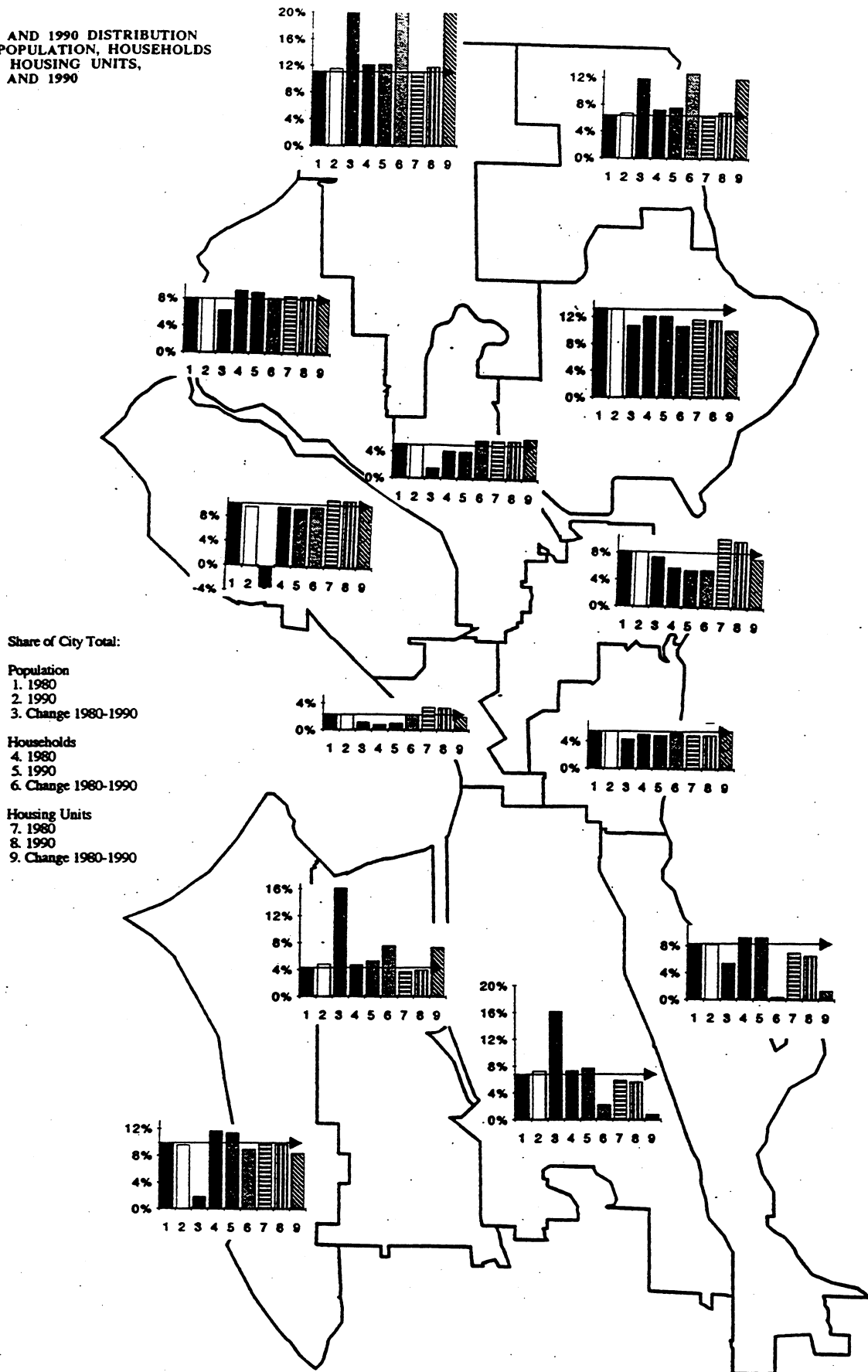## 1980 AND 1990 DISTRIBUTION OF POPULATION AND HOUSEHOLDS AND HOUSING UNITS

The most noticeable fact seen by comparing the distribution of population, households, and housing units in 1980 with 1990 is how similar the overall distribution was at both points in time. For each of those factors there is little discernible change in each areas share of the city total between 1980 and 1990.

What is a more dramatic difference however is the distribution of *change* over the decade. Between 1980 and 1990 almost one-third of the increase in population, households, and housing units has occurred in the North and Northwest areas -- far exceeding what would be expected given their share of population in 1980. In those areas all three phenomena have accounted for about the same share of the total city growth.

Two of the areas, Southwest and Queen Anne/Magnolia reveal an interesting pattern -- both received their expected share of household and housing unit growth while accounting for a share of population growth substantially below what would be expected based on their share of 1980 population. Queen Anne/Magnolia in fact experienced a decline in population over the decade. This indicates that the household composition of these two areas is changing to increasingly smaller household sizes and fewer people per housing unit.

The Delridge, Duwamish, and Southeast areas reveal a pattern in which they received more than an expected share of population but less than an expected share of housing units and households. This indicates that in these areas the household size and persons per housing unit are increasing.

**1980 AND 1990 DISTRIBUTION
OF POPULATION, HOUSEHOLDS
AND HOUSING UNITS,
1980 AND 1990**



Share of City Total:

Population
 1. 1980
 2. 1990
 3. Change 1980-1990

Households
 4. 1980
 5. 1990
 6. Change 1980-1990

Housing Units
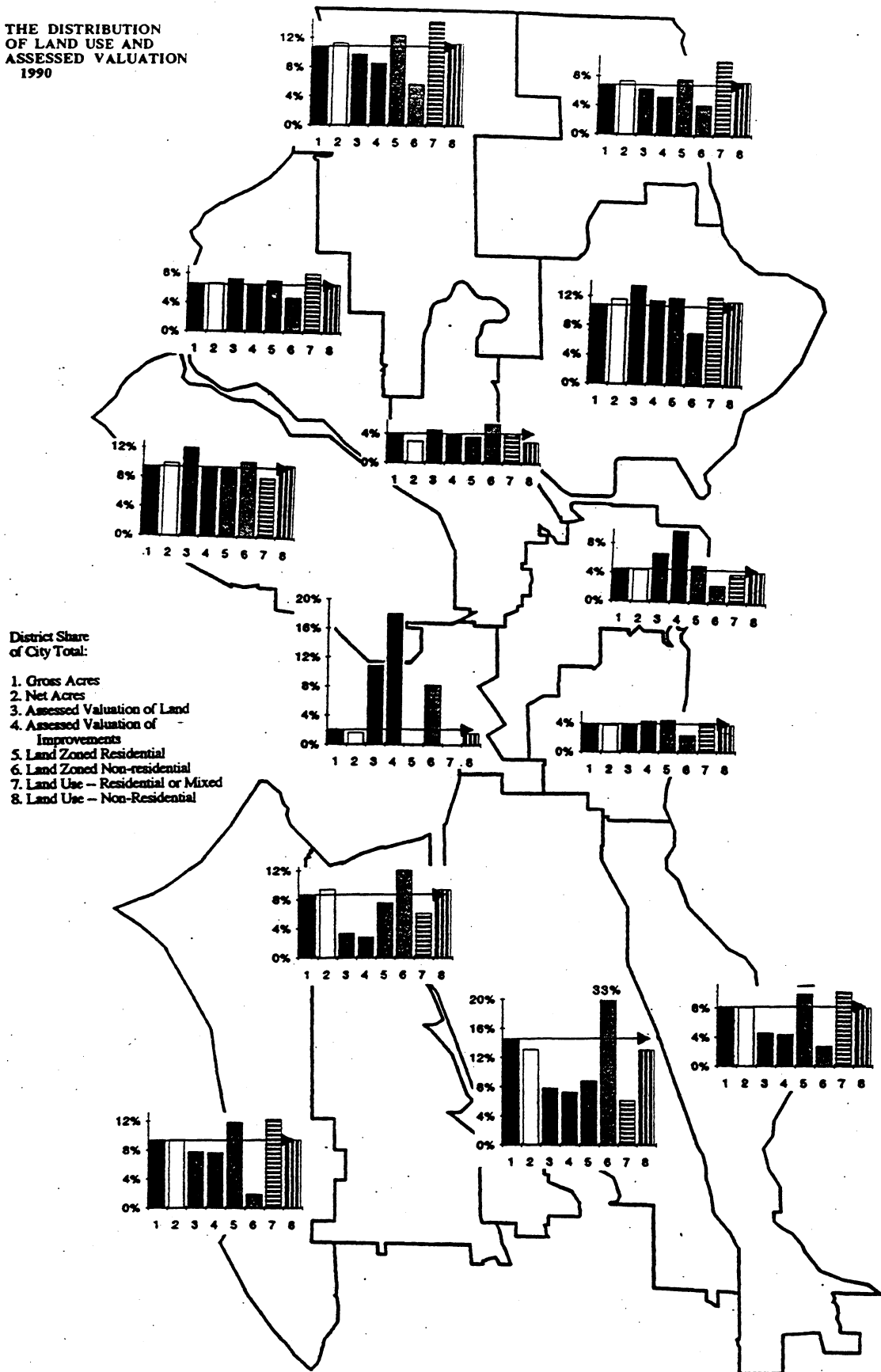 7. 1980
 8. 1990
 9. Change 1980-1990

# THE DISTRIBUTION OF LAND USE AND ASSESSED VALUATION

The sub-areas defined for this analysis vary substantially in geographic size. The Downtown area accounts for just 2 percent of the total land area in the city while the Duwamish area accounts for fifteen percent. The distribution of gross acres (item 1) which includes fresh water, streets, etc. is almost identical to the distribution of net acres (item2). The largest difference between the two is not surprisingly the Lake Union area which includes Green Lake.

The distribution of Assessed Valuation is reflective of the different economic values placed on residential, commercial and industrial properties. The Downtown area accounts for just two percent of the land area yet accounts for almost 12 percent of the total land assessed valuation and almost twenty percent of the total assessed valuation of improvements. Other areas such as Capitol Hill and the Northeast areas also account for higher than expected shares of assessed valuation. All of the areas south of downtown have lower than expected shares of assessed valuation.

The distribution of land use and zoning indicates the dominance of non-residential activity in Downtown and the Duwamish areas. Only in the Queen Anne/Magnolia and Lake Union areas are non-residential zoning and uses more than would be expected. These areas encompass part of the greater Downtown area including the S. Lake Union and Interbay industrial areas and the Seattle Center.

**THE DISTRIBUTION
OF LAND USE AND
ASSESSED VALUATION
1990**

District Share
of City Total:

1. Gross Acres
2. Net Acres
3. Assessed Valuation of Land
4. Assessed Valuation of
    Improvements
5. Land Zoned Residential
6. Land Zoned Non-residential
7. Land Use -- Residential or Mixed
8. Land Use -- Non-Residential

## LAND USE DENSITIES

Land use densities vary substantially across the city. Most of the predominately residential sub-areas have population densities of between 8 and 12 people per gross acre. Housing density in these areas is approximately half of population density. One exception is in the Downtown area where population densities are lower when compared to housing densities due to the lower household size.

Job density varies a great deal across the city with Downtown having 147 jobs per gross acre and the Southwest just one job per gross acre.

A better measure of overall activity density is achieved by combining household and jobs density together. This measure shows that the north end has densities ranging between 8 and 16 per gross acre while the areas south of Downtown have densities of between 4 and 12 per gross acre.

LAND USE DENSITIES,
1990

Per Gross Acre...

1. Population
2. Households
3. Housing Units
4. Jobs
5. Househlds
      plus Jobs